



Attendees: Don Elwell, Rick Logan, John Rarick, Michael Keiber, Tish Jeffers, Timothy Roland and Maritza Telesky.

Absent: Leroy Kaylor

Don: Called meeting to order, Everyone introduced themselves.

3A - Treasurer report- Tish Jeffers

Financial statement on file. As of August 31st, current assets total \$394,476.22 of which \$100 is petty cash, SunTrust checking \$273,446.93 and MidFlorida Money market \$70,322.83. Also, property value \$26,354.96, Equipment \$1,497.36, Fixed assets \$21,621.07 and office equipment \$1,133.07. Liability \$1,413.00 payroll taxes. Profit Dues \$3,847.08, Late fee income collected \$627.50, Lien income \$25.00 Gross \$5,522.99. Monthly operating expenses \$9,571.07 of which \$1,000.00 advertising, \$1,200.00 postage, rent \$872.27 and wages \$3,726.00. Loss for the month was profit of -\$4408.08. Maritza made a motion to accept financial report, Michael second, voted passed.

3B- Secretary- Maritza asked if we had a motion to approve the minutes, Motion made by Tish, second Rick, voted passed.

3C- Violations- Don - Total for September 2022 90 violations. Of which 24 were lawn maintenance (2 final notices), 16 Trailers on side or yard (2 final notices), 14 Yard debris (1 final notice), 6 vehicles with no tag, 3 boats, 6 bulk waste out too early, 2 builders with no portable toilets, 2 property needs picking up, 5 properties needing permits, 5 real estate signs to big or placed in median, 6 trash cans not put away and 1 unpermitted flag. Comparison from last year to this year through August last year 1060 violations and this year 1085 violations. Numbers are consistent, major violations lawn maintenance, bulk waste out too early, Trailers, yard debris out too early, and trash cans not put away.

3D- Permitting- John- 18 total for the month. 1 permit for extended driveway, extended shed, fence, pavers, resurface pool, roof, screened porch, new shed and solar panels. 2 permits for new homes, pergolas, and projection awning. 3 permits for painting. Resident asked for "extended shed clarification" enlarged to max size. Rick also prepared some language to clarify the guidelines when purchasing retractable awnings, also emphasized that the awning should be fire proof. Don advised we should divide the wording from suggestions and important Southwood Garage Doors bullet points. Also requested typo at top be corrected. Michael made a motion to approve recommendations with division of bottom language to separate sheet and correction of typo, Maritza second, voted passed.

3E - Liaison/ development- Tim - tried to attend his first SLID meeting but could not log in. Don advised of the DEVELOPER update: **BILL KLOHN-** plans for the 23 acres West of Floral moving forward and they are completing the permit process with the county site plan has been submitted. **Florida home builders-** were informed by the county that they have to replat the 11 acres they purchased from the district prior to project approval. A surveyor has been hired to do the replat. **ECO living apts-** construction has begun on the 52 units. **Unique Self Storage-** Asphalt and fencing has been installed a waiting certificate of occupancy from the county. **ECO Village-** Working with Gene and District Staff on utility infrastructure and with the county on permitting and roads side plans have been completed and sent to SFWMD. **Madrid area lots:** permitting process has begun with the county and they are working with the district to secure utilities. **Better Homes:** zoning changes have been approved for what was the old cougar golf holes south of Bark Park. **Larry Boyd:** closing pending on the former Bobcat course and clubhouse. **Signature:** Site plans have been submitted to the county for several projects approved by the planning and zoning commission and will go to the county board for their approval later this month. **Other builders:** As you drive around the district there are several dozen homes and duplexes under

construction by various builders who have all secured their water meters. Numerous lots have been purchased and we see continued development. Don informed us about **Signature homes**: The entire irrigation system has been rebuilt on the old panther course. And small area to complete on cougar course. Process of sprigging both fairways and greens of old Panther course. North bridge bermuda grass being used, same grass as the PGA headquarters. The greens are being sprigged with tif eagle bermuda, the fairway project is going much faster than expected and should be completed by weeks end. Please avoid driving golf carts on old cougar course as it has been sprayed with roundup. Anticipate having 18 holes ready for use by the beginning of 2023. New name for Pub to be determined. New pub decor farm house industrial style, dart area and pool area, restrooms have been renovated, all new seating, expected to have a soft opening November 15th.

3F- Neighborhood Watch- Don- No updates

3G- Welcome Packets- Rick Logan- September there were 6 new owners and 4 new renters.

NEW Business

4A- Welcome new board members . Tiff Jeffers and Tim Roland. Michael made a Motion to approve new board members positions, Tish as Treasurer and Tim as SLID liaison.

4B- Review application for new board member. Gary D. Wessel.

4C- Office - advised of release of liens collected \$1772.36

4D-

4E- Discussion brought up regarding residents enclosing their garages, then building additional garage. Also discussed if garages were closed off to build more living space but no permit was issued. Also that these residents are in violation of the Bylaws. The board will have to decide on a date going forward to advised residents that this is not permitted or is a change to bylaw a consideration. Discussion of Bylaws and deed restrictions changes and the length of time it requires. Discussion ended on a date certain being set that going forward if someone is found in violation they will be advised to tear down. Date to be determined. Michael suggested that we do our best to preserve covenants and compromise that makes sense. County issues permits for work without communication to us. Analysis suggested for next meeting. Dave Vencell and Richard Roessler. Michael suggested researching newer communities and see how they styled theirs.

Resident asked how can we ensure that the county and our office are communicating to ensure the permits being issued are in line with our deed restrictions and bylaws. Because after the fact is too late. Discussion was had that permits will be issued by the county without having Spring Lake permit first. John suggested a building county permit liaison could be useful.

OLD Business

5A- Deed restrictions and bylaws committee- Don asked if there are any residents or board members available to read and analysis Bylaws and Deed restrictions.

5B- Fall Festival- Phil Gentry- The Festival now has 106 vendors registered, 15 exhibitors, 5 food trucks, 1 ice cream truck. Currently we have 32 sponsors (donors providing gifts and donations). Developers showcase will be in center, 7 builders and Comcast (update), First responders, Sheriff, Sebring ROTC will be opening event. Resident - Whipty Doo owner assisting getting door prizes and volunteers. October 29th from 10am- 4pm.

5C- Webpage update - Don advised almost ready to go LIVE. It will have a ticker banner, for important news and events. Such as deed restrictions enforcement. Meeting Minutes, Events and important information. Should be going live by end of week.

5D- New signs needed. Don - no update.

Director's Round Table

John- Will join by laws committee.

Tish- Will join bylaws committee.

Maritza- nothing today.

Rick - happy to be in attendance. :)

Michael- Announced is selling LOT that allows for him to be part of the board. Possibly last night on board. Not officially resigning as of tonight.

Don- asked the group if there were any announcements or comments. Residents that typically put Christmas lights up through the community will be retiring this task. Next month's newsletter will be asking for new volunteers for this task. Barbara Moore - Fall festival vendor requested volunteers for Becoming a Tree City, USA, to collect signatures. Maritza suggested NHS from high school. Pub will be looking for full time and part time employment.

Next meeting on November 14th at 6:00pm

Don adjourned meeting 7:14 pm

Secretary
Maritza Telesky